

Development Management Committee

03 June 2026

Present (In Person)

Councillor Dr SL Hancock (Chair)

Councillor T Evans, Councillor C George, Dr M Havard, Mr J Hogg, Councillor M James, Councillor V Thomas, Councillor A Tinley and Councillor M Williams.

Present (Remotely)

Councillor M Bowen, Councillor D Clements, Ms H Gwenllian, Mr GA Jones, Councillor S Skyrme-Blackhall, Councillor B Price and Councillor C Williams.

Officers in attendance

Ms K Attrill, (Development Management Manager), Mr C Felgate (Solicitor), Ms H Whitear and Mr J Houser (Planning Officers), Mr M Higgins (Principal Planner), Mr M Kent (Monitoring Officer), Mrs S Morris (Director of Place and Engagement), Mrs C Llewellyn (Minutes)

[Llanion Park, Pembroke Dock and Virtually 10.00am – 11.50am;
12.10pm - 2.00pm]

1. **Apologies**

Apologies for absence were received from Miss F Day and Mrs S Hoss

2. **Disclosures of interest**

The following Member(s)/Officer(s) disclosed an interest in the application(s) and/or matter(s) referred to below:

Application and Reference	Member(s)/Officer(s)	Action taken
Minutes 6(e) and 8 below NP/26/0044/FUL and TPO168 – 11 Incline Way, Saundersfoot	Councillors T Evans, C George, S Hancock, M James, A Tinley and M Williams; Dr M Havard and Ms H Gwenllian	Remained in the meeting and played a full part in the discussion and voting
Minutes 6(e) and 8 below NP/26/0044/FUL and TPO168 – 11 Incline Way, Saundersfoot	Councillor V Thomas	Withdrew from the meeting while the application was discussed

3. **Minutes**

The minutes of the meeting held on the 22 April 2026 were presented for confirmation and signature.



On the proposal of Councillor Dr Hancock, seconded by Dr Havard, It was **resolved** that the minutes of the meeting held on the 22 April 2026 be confirmed and signed.

Noted.

4. Members' Duties in Determining Applications

The Solicitor's report summarised the role of the Committee within the planning system, with particular focus on the purposes and duty of the National Park. It went on to outline the purpose of the planning system and relevant considerations in decision making, and the Solicitor added that consideration also needed to be given to the National Development Framework - Future Wales: The National Plan 2040 adopted by the Welsh Government on 24 February 2021 as well as its own Local Development Plan 2. The report also noted that the Authority also had a duty to carry out sustainable development, ecological considerations which included the role of the Environment Wales Act 2016, human rights considerations, the Authority's guidance to members on decision-making in committee and also set out some circumstances where costs might be awarded against the Authority on appeal. Finally, the Solicitor added that the report didn't mention that the Authority's decisions, including confirmation of the TPO, were subject to the scrutiny of the courts and could be subject to a judicial review and it was therefore important that they were lawfully based.

Noted.

5. Right to speak at Committee

The Chairman informed Members that due notification (prior to the stipulated deadline) had been received from interested parties who wished to exercise their right to speak at the meeting that day. In accordance with the decision of the National Park Authority of 7th December 2011, amended 16 June 2021, speakers would have 5 minutes to speak unless they had spoken on the same application previously when they would have 3 minutes in which to present new information (*the interested parties are listed below against their respective application(s), and in the order in which they addressed the Committee*):

Reference number	Proposal	Speaker
NP/25/0574/S73 Minute 7(a) refers	Variation of condition No's 1 & 3 of NP/21/0773/OUT to extend approval for a further 3 years – Former Turkey Farm, Land off Blockett Lane, Little Haven	Andrew Vaughan-Harries (Agent)



NP/25/0515/FUL Minute 7(b) refers	Rebuilding of ground floor rear extension, construction of pergola, alterations to roof, addition of fire escape stairs. Replacement of all single glazed windows with double-glazed sash windows. Addition of railings to yard at front	Michael Howlett (Agent)
NP/26/0044/FUL Minute 7(e) refers	Extension to south elevation with associated decking and guarding, enlarge front elevation porch, add sun pipes to existing roof, create permeable parking areas and new garden shed, 1.8m high fence to east boundary and air source heat pump in rear garden Fox Lee, 11, Incline Way, Saundersfoot	Vanessa Thomas (Applicant)

6. Report of Planning Applications

The Committee considered the detailed reports of the Development Management Team Leader, together with any updates reported verbally on the day and recorded below. The Committee determined the applications as follows (*the decision reached on each follows the details of the relevant application*):

- (a) Reference: NP/25/0574/S73
Proposal: Variation of condition No's 1 & 3 of NP/21/0773/OUT to extend approval for a further 3 years
Location: Former Turkey Farm, Land off Blockett Lane, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH

It was reported that this application was being presented to the Committee as the Community Council had objected to the application, raising material considerations, contrary to the Officer recommendation for approval. It was also a departure from the adopted Local Development Plan 2.

The application sought permission under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 1 and 3 attached to outline planning permission NP/21/0773/OUT in order to extend the time period for submission of reserved matters and commencement of development by a further three years. The original outline was considered by the Development Management Committee on 19 October 2022. The existing Local Development Plan 2 and Future Wales were both adopted at the time of determination.



The original permission related to the erection of four dwellings on land off Blockett Lane, Little Haven. The current application did not propose any material changes to the approved development, which remained in outline form with all matters reserved. Determination of this application had been delayed due to changing circumstances in relation to the impacts of the guidance on marine SACs by Natural Resources Wales (NRW) and permit information from Dŵr Cymru.

The proposed development was a departure from the adopted Local Development Plan 2 as it proposed new build residential development in a location which was outside a centre boundary. However, the site's brownfield status, its longstanding planning history, and the planning judgment reached under permission NP/21/0773/OUT that redevelopment of this part of the site would be acceptable continue to carry significant weight. The material considerations in place when the previous permission was granted remain applicable and were considered to outweigh the LDP2 in this case. The recommendation was one of delegated authority to approve the application following completion of the advertisement period.

It was reported at the meeting that a late representation had been received from the applicant explaining that due to a civil dispute there was a problem accessing the land from the south and therefore they had been unable to proceed with the development, however it may be possible to gain access from the north. The officer also noted that the aerial photographs showed shipping containers positioned on the land. Their removal was being sought and this matter was subject to separate enforcement action.

In response to a question regarding the permit information, the officer explained that Dŵr Cymru had advised that work to prevent the overloading of Walton West Wastewater Treatment Works was planned for completion by 31 December 2026 and a condition to confirm that this work had taken place was recommended for inclusion with any permission.

There was one speaker on this application, Mr Andrew Vaughan-Harries, the agent. He noted that the problem with access was a civil matter between the applicant and his neighbour; he hoped that the difficulties could be resolved and the development could be delivered. Highlighting the former use of the site as a turkey farm, he considered that this had been a blot on the National Park before its removal and referenced the 2021 Supplementary Planning Guidance which had paved the way for re-development of the site. He believed that extending the time period for submission of reserved matters for the existing application on the site was sensible and would result a contribution to affordable housing in due



course. Addressing the Community Council's concern about the narrow lane, the Agent noted that thirty years previously the lane had been busy with agricultural traffic. He added that Little Haven was in any case a busy tourist area and traffic was to be expected.

One Member asked about the highways matters raised by the Community Council, and the officer replied that the Highways Authority were happy with the proposal. It was also noted that some highways improvements were expected, linked to another development and it was hoped that these might help to address some of the Community Council's concerns.

Members noted the improved appearance of the site since clearance of the turkey sheds, and the recommendation of delegated approval subject to conditions was proposed by Councillor Dr Hancock, seconded by Councillor Clements and carried.

Decision: That the application be delegated to officers to approve following completion of the advertisement period, subject to conditions relating to timing of the reserved matters application, accordance with plans, confirmation of work undertaken at Walton West Wastewater Treatment Works, ground levels, biodiversity, external lighting, boundary treatment, surface water drainage, parking, tree protection, landscaping, removal of Permitted Development rights, drainage and contamination.

- (b) Reference: NP/25/0515/FUL
Proposal: Rebuilding of ground floor rear extension, construction of pergola, alterations to roof, addition of fire escape stairs. Replacement of all single glazed windows with double-glazed sash windows. Addition of railings to yard at front
Location: Manorbier House, Manorbier, Tenby, Pembrokeshire, SA70 7TD

It was reported that the application was presented to the Committee as the Community Council had objected to the application, contrary to the Officer recommendation for approval.

This property was a traditional, unlisted building in the centre of Manorbier Conservation Area, prominently located within the village's historic core. It had an established lawful use as a bistro and the application did not seek a change of use, only minor changes consisting of a rebuilt rear extension with patio doors, a rear garden pergola, front boundary railings, and replacement of single-glazed sash windows. The plans had been amended in line with advice from PCNPA's Conservation Officer, with the previously proposed rear dormers and external fire escape now removed from the scheme.



A number of third-party concerns had been received by the Authority, many of which related to the existing use rather than the development proposed, and these were summarised and addressed in the report.

It was noted at the meeting that a planning condition attached to a previous consent included a condition preventing use after 6pm. This was the subject of a separate enforcement matter and was being addressed. It had come to light that Pembrokeshire County Council Licensing Department had been unaware of this condition when considering Temporary Event licenses, which had led to confusion. John Murphy from the Licensing Department was present at the meeting and confirmed that processes were now in place to ensure that the Authority was consulted on public protection matters in the National Park in future.

The proposed scheme was considered to be acceptable in terms of scale, form, use and design. The development would not cause an unacceptably detrimental impact to the special qualities of the National Park. It was not considered that, subject to the conditions listed in the report, the development would cause an unacceptable impact upon privacy or amenity of neighbouring properties. It was not considered that historic, ecological or landscape features would be adversely affected by the development. As such, the principle of the development complied with the relevant policies of the adopted Local development Plan (LDP) and could be supported.

There was one speaker, Michael Howlett the Agent. However the applicant, Amber Maytum on whose behalf he read a statement, was also present to answer questions. He stated that the application consisted of a collection of relatively modest improvements to the building which also functioned as her family home. It was not an application for a change of use, extended opening hours or additional events. It was noted that the house had a long commercial history and had evolved over time. As a historic building, it needed ongoing care and was being restored as funds allowed. The scheme had been amended to address officers' concerns and now had their support.

Mr Howlett noted that many of the third-party concerns related to wider operational matters rather than the physical works that the application covered. However having been born and raised in Manorbier, his client understood why people cared about the village and recognised that her responsibilities extended to how the property operated within the community and was committed to working with the licencing department and other departments to manage the events programme appropriately. She would also be working with the Authority to address compliance with the existing planning condition relating to use of the garden. It was noted that these matters were separate from the application before the



Committee, which officers had recommended for approval, and asked the Committee to support that recommendation.

Members were concerned about the amenity issues raised by objectors, but officers re-iterated that these were being dealt with as an enforcement matter. It was noted that the application largely concerned internal alterations to the house and conditions were proposed to ensure that development did not cause disturbance to neighbours.

Members supported the improvements which would restore and retain the character of the building while improving facilities for its owners, but hoped that they would consider additional biodiversity gain measures beyond those required by condition 3. The recommendation of approval was proposed by Councillor George, seconded by Councillor James and carried.

Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with approved plans and documents, Green Infrastructure Statement, lighting, front boundary details, materials, noise control, tables and structures in the garden and their use.

- (c) Reference: NP/26/0154/FUL
Proposal: Change of use of land for camping, the seasonal siting of 5 landpods, seasonal siting of 20 campervans (max) and installation of 2 electrical hook up points
Location: Gupton Farm, Castlemartin, Pembroke, Pembrokeshire, SA71 5HW

It was reported that this application sought full planning permission for the change of use of approximately 4.5 hectares of land which formed part of the wider National Trust estate on the Castlemartin peninsula, to provide a seasonal camping and tourism development. The site occupied a relatively enclosed shallow valley landscape and a significant material consideration in this case was that the site had historically operated as a lawful seasonal campsite under a National Trust exemption certificate.

The existing campsite had operated for approximately ten years and currently accommodated seasonal tent camping and a limited number of campervan pitches utilising existing site infrastructure including shower and toilet facilities, sewage treatment infrastructure, access tracks and parking areas. The proposal sought to formalise and diversify the existing operation by allowing greater flexibility in accommodation type and pitch management whilst maintaining the existing overall site capacity of a maximum of 100 people and 50 pitches per night.



The submitted information confirmed that the proposal did not seek to increase overall occupancy levels at the site but instead proposed a redistribution of accommodation types through increased campervan provision and the introduction of seasonal landpods. The landpods were proposed as free-standing seasonal structures with no permanent drainage or utility connections and would be removed from the site during December, January and February.

The application was supported by a comprehensive package of information. The submitted landscape strategy included recessed pod siting, earth bunding, native hedgerow planting, scrub habitat creation, species-rich meadow establishment and wider biodiversity enhancement measures intended to integrate the development into the surrounding landscape and deliver ecological enhancement.

The application had been referred to the Committee as a major application and because the proposal represented a departure from elements of Policy 41 (Caravan, Camping and Chalet Development) and the Caravan Camping and Chalet Supplementary Planning Guidance due to the fact that the site was identified as a large seasonal campsite in a sensitive coastal landscape location within Landscape Character Area 6. However, officers considered that the seasonal nature of the proposal, the established exempted camping use, the absence of any increase in overall site capacity, the landscape-led design approach and the significant biodiversity and visitor management benefits weighed in favour of the proposal.

Officers considered that the proposal had satisfactorily demonstrated that the development would not result in unacceptable harm to the special qualities, landscape character, biodiversity interests or amenity of the Pembrokeshire Coast National Park. The material considerations in favour of the proposal were therefore considered to outweigh the identified policy concerns in this instance and the recommendation was one of delegated approval subject to conditions.

At the meeting it was reported that an additional representation had been received following publication of the Committee report expressing concern that the proposal should provide solar panels as part of the development. The officer noted that no buildings were proposed as part of the development which would provide an opportunity to include such panels and therefore the representation did not raise any new material planning matters relevant to the determination of the application.

One Member questioned the existing arrangements under the National Trust exemption which allowed for 45 tents and 5 campervans, rather than the 5 caravans and 10 tents that was normally allowed by the



Camping and Carvan Club for example. Officers advised that exemption certificates were granted by Welsh Government rather than the Authority and these varied from organisation to organisation. A concern was also expressed about the safety and security of the reed bed sewerage system which currently operated at the site and officers noted that this was located at a distance from the pitches and would be subject to substantial planting and a fence.

A Member also asked about the impact of larger vehicles in a sensitive area and questions of sustainable transport. Officers advised that the application contained a good mix of tents and landpods as well as campervans. In addition there was cycling provision on site and a bus travelled past its entrance. The hope was expressed that the application could result in a reduction of roadside parking of campervans in the area but no evidence for this had been included.

Members considered the fact that there would be no overall increase in numbers on site, biodiversity enhancements, the seasonal nature of the development, its low visual impact and the provision of camping and caravan sites for those who could not afford more expensive means of going on holiday to be important. The recommendation of delegated approval was proposed by Dr Havard, seconded by Councillor Tinley and carried.

Decision: That the application be delegated to officers to approve following the end of the public advertisement period for a policy departure, subject to conditions relating to the timing of the development, accordance with approved plans and documents, Green Infrastructure Statement, external lighting, ecological Appraisal and enhancement features, months of operation and General Permitted Development rights.

[The Committee was adjourned between 11.55 and 12.10pm]

Ms H Gwenllian tendered her apologies and left the meeting at this juncture.

- (d) Reference: NP/26/0146/FUL
Proposal: Construction of agricultural building for horse breeding stables
Location: Iet Wen, Felindre Farchog, Crymych, Pembrokeshire, SA41 3XF

It was reported that this application was brought before the Committee in accordance with the scheme of delegation as the Community Council had objected to the application raising material planning matters, contrary to the Officer recommendation for approval.



Councillor James advised that he had attended the Community Council meeting when this had been discussed, but he had played no part in the discussion or voting and came to the meeting that day with an open mind.

The application sought planning permission for the construction of agricultural / equestrian buildings and associated infrastructure in connection with an established horse breeding enterprise. The proposal comprised stable accommodation, feed and implement storage, turnout areas, dung storage, landscaping and biodiversity enhancement measures within an existing grazing field historically associated with equestrian use through the former Crosswell Riding Stables operation.

The site lay within the open countryside where development was strictly controlled under Policy 7 of Local Development Plan 2. However, the proposal related to a rural land-based enterprise requiring a countryside location and was considered appropriate in principle having regard to the established equestrian context of the area, the modest scale of the development and the operational requirements of the enterprise.

The proposal had been amended following pre-application discussions in order to reduce the scale of development and minimise the amount of Grade 3a Best and Most Versatile agricultural land affected. The buildings had been arranged in a compact grouping adjacent to the existing access and the majority of the wider holding would remain in productive grazing use associated with the enterprise.

In visual and landscape terms, the proposal was considered acceptable having regard to the scale, siting and agricultural appearance of the buildings together with the significant landscaping and mitigation measures proposed. Native hedgerow planting, ecological buffers and earth bunding would assist in integrating the development into the wider countryside landscape and minimise visual intrusion within the National Park.

The proposal was also considered acceptable in relation to residential amenity, biodiversity, access and drainage matters. The submitted Green Infrastructure Statement demonstrated a net benefit for biodiversity through the incorporation of native planting, ecological buffers and bat and bird boxes. The proposal was not considered likely to result in unacceptable impacts upon neighbouring amenity, highway safety, protected sites or ecological interests.

The proposal was considered compliant with the relevant policies of the Development Plans and was recommended for approval subject to conditions.



It was reported at the meeting that additional highway information had recently been submitted by the agent, however the Highway Authority had not had sufficient time to fully assess that information. As result it was recommended that the Construction Management Plan condition be retained.

In response to a question, officers advised that the land was not connected to farm buildings but related to an existing established Welsh Pony breeding business. They also confirmed that there were no proposals for equestrian jumps. They advised that the container shown in the photographs had not been present when the application was submitted and if it remained on site would be subject to enforcement action. The agent was present and, when asked, advised that it had been anticipated that the application would be determined before the mares in the field came into foal, however that had not been the case and the container would be removed once the stables were in place.

Following proposal of the recommendation of approval by Councillor Clements, seconded by Mr Hogg, the application was carried at the vote.

Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with approved plans and documents, Construction Management Statement with Plan, accordance with the Green Infrastructure Statement and Biodiversity Enhancement Scheme and external lighting.

Councillor V Thomas disclosed a personal and prejudicial interest in the following application and, after speaking as the applicant, withdrew from the meeting while it was considered.

- (e) Reference: NP/26/0044/FUL
Proposal: Extension to south elevation with associated decking and guarding, enlarge front elevation porch, add sun pipes to existing roof, create permeable parking areas and new garden shed, 1.8m high fence to east boundary and air source heat pump in rear garden
Location: Fox Lee, 11, Incline Way, Saundersfoot, Pembrokeshire, SA69 9LX

This application was presented to the Committee as the applicant was a Member of the Authority.

It was reported that this application sought planning permission for the extension of the southern elevation of the existing dwelling, the enlargement of the existing porch, the creation of a permeable parking area, the installation of sun pipes within the existing roof slope, the



erection of a new garden shed and eastern boundary wall, together with the installation of an air source heat pump.

The proposal was considered to represent an appropriately designed form of development in terms of scale, siting, and biodiversity considerations. In respect of materials and design, a condition was recommended requiring the replacement of the proposed Cedar cladding with timber cladding, in order to better accord with the sustainable design objectives of Policy 29 of LDP2, however officers advised at the meeting that since writing the report the scheme had been revised to remove the cladding and therefore Condition 5 could be removed. However Condition 2 would need to be amended to include the amended plans within the list of approved documents.

The application had initially received an objection from a specialist consultee in relation to the potential loss of trees and impacts upon local amenity. Subsequently, the submitted plans were amended to retain the two highest-value pine trees located along the southern boundary of the application curtilage.

The proposed extension and shed were not considered likely to give rise to any significant adverse impacts upon the quality of the environment or the immediate landscape setting, nor were they considered likely to appear overbearing or visually intrusive within the surrounding streetscape. Accordingly, the proposed development was considered likely to maintain the established character of the area and was recommended for approval, subject to conditions.

It was noted that a related request to confirm a TPO for trees on this property was to be considered later in the meeting (Minute 7 refers). The recommendation to make a provisional TPO arose as part of the consideration of this application by the Tree and Landscape Officer.

There was one speaker, Mrs V Thomas, the applicant. She explained that the original application proposed removal of the trees at the property, which at that time were not covered by a Tree Preservation Order (TPO). Following implementation of a draft provisional TPO on two of the trees amended plans were submitted retaining the trees and moving the proposed extension further away to protect their roots. Nevertheless, she considered that retention of the trees would have a detrimental impact on enjoyment of the home. She noted that the trees were non-native pines approximately 35-40ft tall and these had an overbearing impact on both the bungalow and the proposed extension and led to a loss of light. The report of her tree expert had concluded that the trees had been planted too close to the property and each other and in his view should be removed. She noted that ground investigations had shown that the roots



had reached the garage and were growing towards the house. Mrs Thomas noted that she had requested to speak on the TPO item but had been advised that there was currently no procedure in place to allow this to happen.

Officers confirmed that public speaking had not previously been allowed on requests to confirm TPOs and this position had been maintained for consistency. It was noted that legislative changes relating to trees and TPOs were expected in the coming 6 months and it may be appropriate to review existing procedures at that time.

Members asked questions seeking to understand the impact of the tree and its roots on the property, however they were advised that this was not material to the application. The Tree and Landscape Officer advised that geo-textiles could be used to deflect the roots away from the proposed extension.

The recommendation of approval, subject to conditions including amendments referenced at the meeting, was proposed by Councillor Clements, seconded by Dr Havard and carried.

Decision: That the application be approved subject to conditions relating to the timing of the development, accordance with approved plans and documents, Green Infrastructure Statement and external lighting.

Councillor V Thomas disclosed a personal and prejudicial interest in the following matter and withdrew from the meeting while it was considered.

Councillor Clements tendered her apologies and left the meeting during consideration of the following item.

7. Other Planning Issues – TPO168 11 Incline Way, Saundersfoot

It was reported that Tree Preservation Order (TPO) 168 came into effect immediately for 2 no. pine trees on the boundary of 11 Incline Way, Saundersfoot on 14th April 2026, following a planning application for the property (Minute 6(e) refers). The Authority had to decide to confirm the TPO, with or without modification, within 6 months of it being made for it to continue to have effect.

The trees had been assessed and a TPO was made with immediate effect because it was considered expedient by the planning officer specialising in tree and landscape matters on the grounds that the trees made a significant contribution to the amenity of the area. The report noted that a third tree forming part of the group was in decline and did not meet the criteria for inclusion within the TPO.



Objections had been made to the making of the TPO on a variety of grounds as set out and addressed in the report before the Committee and these had not been withdrawn. The Town and Country Planning (Trees) Regulations 1999 stated that the Authority should not confirm an order which they had made unless they had first considered any objections and representations duly made in respect of it and not withdrawn.

Although officers acknowledged that the visual aesthetics of a tree – or group of trees - was subjective, the objective guidelines for implementing a Tree Preservation Order were all sufficiently met by the two trees in question, taking into account their visibility and amenity value. The individual trees were not considered to be impeding the potential of other trees as there were no other significant specimens in proximity.

It was noted that approved good arboricultural pruning works could be carried out to ensure unimpeded access could be achieved along the public road and from other features (eg streetlighting), and the maintaining of a clearance between the trees and proposed extension would likely to be supported under suitable future TPO applications. Additionally, suitable construction methods (installing a root barrier) would prevent detrimental interactions below ground between the trees and the proposed building.

Notwithstanding the objections from the landowners, it was recommended that Tree Preservation Order 168 be confirmed without modification.

In response to questions, the Tree and Landscape Officer explained that the value of the trees had been assessed using TEMPO (Tree Evaluation Method for Preservation Orders) and confirmed that the species of tree was not relevant to the making of a TPO, but its amenity value, visibility and longevity. He anticipated that the trees in question were about 30/40 years old, having a further life expectancy of 40-100 years. He confirmed that existence of a TPO did not prevent management of a tree, as permission could be sought for their maintenance or even removal while dead branches could be removed without permission. There was no cost for such requests.

Some Members questioned why trees that were showing signs of damage or disease were being protected, given concerns of public safety, and did not recognise their landscape impact or amenity value. The officer noted that Planning Policy Wales advised that trees should be retained unless there was a public benefit to their removal as they provided oxygen, habitat and visual features in the landscape.



Other Members considered that these were an important group of trees with important amenity value for the estate and that confirming the TPO did not mean that they could not be managed. The importance of trees for mitigating climate change, particularly in urban landscapes where they also provided shade was also highlighted. It was proposed by Dr Havard, seconded by Councillor Bowen that the TPO should be confirmed without modification. This was carried at the vote.

Decision: That Tree Preservation Order 168 be confirmed without modification.

Councillors C Williams and S Skyrme-Blackhall tendered their apologies and left the meeting at this juncture.

8. Appeals

The Development Management Team Leader reported on 9 appeals (against planning decisions made by the Authority) that were currently lodged with the Welsh Government, and detailed which stage of the appeal process had been reached to date in every case.

Three decisions were reported. Those in respect of NP/24/0454/FUL - Change of use from lifeboat storage unit to takeaway food outlet (A1) - Former Inshore Lifeboat Store, Tenby Harbour, Tenby and NP/24/0602/FUL - Below ground extension to an ancillary building at Sleekstone House and associated landscaping - Sleekstone, Haroldston Hill, Broad Haven had been allowed, while NP/25/0085/FUL Alterations and extension of an existing property - Mor Awelon, Fort Road, Solva had been dismissed.

Noted.

The Minutes of this meeting were confirmed at the meeting of the Development Management Committee held on 15 July 2026 without amendment
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